REPLACEMENT GRADING PLAN FOR COUNTY CHANNEL 9 ROAD SAN DIEGO TRACT **Z**0. 5463

ASSESSMENT ACT

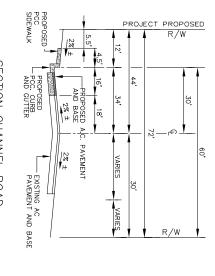
OWNER MIL REQUEST THE BOARD OF SUPERVISORS PERMISSION TO INITIATE PREFEDENCIS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF THE IMPROVEMENTS FOR WIDENNO OF CHANNEL ROAD. UMFROVEMENTS ARE AS FOLLOWS. HOWEVER THEY ARE NOT LIMITED TO: COURB & CUTTER, P.C.C. SIDEWALK, A.C. PAVEMENT & BASE. STREET LIGHTS, AND STORM DRAINAGE FACILITIES.

OPEN SPACE SUMMARY

JAKI	REQUIRED PROVIDED	PROVIDED
GROUP USEABLE OPEN SPACE	1,200 S.F.	1,632 S.F.
PRIVATE USEABLE OPEN SPACE	400 S.F.	400 S.F.
CHILDREN'S PLAY AREA	400 S.F.	400 S.F.
TOTALS:	2,000 S.F.	2,432 S.F.

DWELLING UNIT & PARKING DATA

C	מייי מיייים
6 (SIX) 2 (TWO) BEDROOM UNITS	
2 @ 1,238 S.F.=2476 S.F.	(ALL WILL BE ASSIGNED TO UNITS)
2 @ 1,288 S.F.=2576 S.F.	14 EA. GARAGE SPACES
2 @ 1,298 S.F.=2596 S.F.	3 EA. OPEN SPACES
2 (TWO) 3 (THREE) BEDROOM UNITS	1 EA. HANDI-CAP SPACE
2 @ 1,253 5.F.=2506 5.F.	18 EA TOTAL SPACES
TOTAL = 10,154 S.F.	IO EA. TOTAL STACES



SECTION CHANNEL ROAD NOT TO SCALE

PS17 PS18 .00

PS8

PS11

PS12

PS13

PS14

Trash

New P.C.C. New 24' Drivewdy

Channel Road

N76'58'28"E

155'+ 143'+

395.11

EXISTING ZONING:

Ex. 4" Wide Lakassda Somitation District Easement Lex. 15" Wide Helix Irrigation District Easement Existing A.C. driveway

1Children's Play Area (400 S.F.)

Existing 8" water

PORTION LOT 'A

1706

LEGEND

CATES PRIVATE I	ICATES CHILDREN'S PLAY AREA	CATES GROUP US
ICATES PRIVATE LISEABLE OPEN SPACE	S PLAY AREA	ICATES GROUP USEABLE OPEN SPACE

3 8.5 8.5

PS7

PS5

PS4

PS3

PS2

PS1

N78'05'00"E 155'+

PS15 & PS16 ARE "GUEST PARKING SPACES"

AERIAL TOPO PROVIDED BY DMI, DATE OF FLIGHT AUGUST, 2005.

RECORD FROM: E.C. 0041 LOCATION: 75' SOUTH C.L. WOODSIDE AVENUE, 0.38 MI. WEST OF LAKESIDE POST OFFICE. DESCRIPTION: A CHISELED SQUARE IN WEST END S.W. IN FRONT OF WOOD FRAME STORE. DATUM: U.S.C. & G.S.



RTION OF LOT 54 OF EL CAJON VALLEY COMPANY'S LANDS, IN UNITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO P HEREOF NO. 288, FILED IN THE OFFICE OF THE COUNTY CORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1886 AND THAT RION OF SYCAMORE STREEF AS CLOSED TO PUBLIC USE WEMBER 6, 1902, BY ORDER OF THE BOARD OF SUPERNISORS THE COUNTY OF SAN DIEGO. JACK WASSON 5480 BATIMORE LANE SUITE 204 LA MESA, C.A. 91942 (619) 464-9700, FAX (619) 464-9725

TERRA SURVEYING CONSULTANTS 1179 HORSEMILL ROAD EL CAJON, CA 92021 PHONE/FAX (619) 328-9614



SIGNATURE OF PERSON
ALAN J. REAM LS WHO PREPARED 7619 THIS TENTATIVE MAP

PORTION ×394.25 0 PS15 5 PS18 olcony (4.5° × 11.1 EXISTING A CHAIN LINK FENCE TO BE REPLACES W 6' WOOD FENCE Balcony (4.5' × 11. 288 TREES/ £898 CHANNEL ROAD LAKE SHORE SCALE: 유



GENERAL NOTES:

TAX RATE AREA: 82186	TAX ASSESSORS NUMBER
86	(APN): 394-101-08

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES, THE MAXIMUM NUMBER OF DWELLING UNITS IS 8.
- 3. GENERAL PLAN REGIONAL CATAGORY: CUDA
- 4. COMMUNITY PLAN AREA: LAKESIDE
 5. LAND USE DESIGNATION: (9) RESIDENTIAL

- 5. LAND USE DESIGNATION: (3) Notice (19) N
- 9. REQUESTED VARIANCE: N/A 8. PARK DEDICATION: IN LIEU FEES TO BE PAID.
- 11. THE PARCEL IS NOT SUBJECT TO THE GROUND WATER ORDINANCE 10. EXISTING STREET LIGHTING PER CO. OF SAN DIEGO STANDARDS.
- 13. THERE WILL BE INDIVIDUAL GAS AND OR ELECTRIC METERING PROVIDED FOR EACH UNIT AS SPECIFIED BY SECTION 81.110.b, OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE.
- 14. ALL PARKING STALLS, INCLUDING THOSE BELOW GRADE, AND ALL HANDICAP STALLS SHALL PROVIDE A WHEEL STOP TO PREVENT DAMAGE TO THE BUILDING WALLS AND LANDSCAPING FROM VEHICULAR BUMBER OVER HANG.
- 15. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

16. THERE ARE THREE EXISTING ON-SITE EASEMENTS THAT ARE NON-PLOTTABLE. THEY ARE WITH SAN DIEGO FLUME COMPANY, SAN DIEGO CALIFORNIA & EASTERN RAIL ROAD COMPANY, AND SAN DIEGO GAS & ELECTRIC COMPANY.

LAKESIDE UNION GEN ELEMENTARY SCHOOL DISTRICT

SCHOOL DISTRICT: GROSSMONT UNION HIGH SCHOOL DISTRICT

WATER DISTRICT: PADRE DAM MUNICIPAL WATER DISTRICT, PADRE DAM

CHANNEL ROAD

SEWER DISTRICT: LAKESIDE SANITATION MAINTAINANCE DISTRICT L&I

LAKESIDE FIRE PROTECTION DISTRICT

LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICALLY



COUNTY OF SAN DIEGO TRACT NO. 5463 REPLACEMENT TENTATIVE MAP FOR 10004 CHANNEL ROAD

VICINITY MAP

NO SCALE

OCTOBER 3, 2005
REVISED DECEMBER 18, 2006
REVISED APRIL 11, 2007
REVISED JANUARY 7, 2008